



SPECIAL INTENSITY ALLOCATION APPLICATION

The Planning Commission acting as the Watershed Review Board is authorized to approve Special Intensity Allocations (SIAs). The Board may grant a SIA of up to 70% (seventy percent) built-upon area on all or part of the land area of a project based on the criteria for approval. A SIA must minimize built-upon surface area, direct stormwater away from the surface waters, and incorporate best management practices (BMPs) to minimize water quality impacts. A plan must be submitted in the form of a SIA site plan, and must be prepared by a Professional Engineer.

Applicant: _____

Applicant's Address: _____

Applicant's Phone: _____

Applicant's Email: _____

Property Owner: _____

Address or Location of Property seeking SIA: _____

Parcel ID #(s): _____

Deed Book/Page: _____ County: _____

Area of Property: _____ Current Zoning: _____

Select Watershed Location

___ Lake Fisher WS-IV Protected Area

___ Lake Concord WS-IV Protected Area

___ Kannapolis Lake WS-III Balance of Watershed

Percent of Built-Upon Area Requested for SIA: _____

Acreage of Built-Upon Area Requested for SIA: _____

CRITERIA FOR APPROVAL

The Watershed Review Board will determine the criteria for approval based on Table 4.16-4 of the Kannapolis Unified Development Ordinance. Planning staff will work with the applicant to determine the total points for a project. The table is a point based system and is as follows:

Table 4.16-4 Special Intensity Allocation Point System

Categories Used for SIA Consideration	Potential Points										
1. Tax Base Increase <i>(estimated tax value of completed project)</i> \$200,000 - \$500,000 \$500,000 - \$999,999 \$1,000,000 to \$1,999,999 \$2,000,000 or more	 15 25 50 75										
2. Full-time Jobs Created 1 - 10 11 - 25 26 or more	 15 25 50										
3. Community Value (determined by Watershed Review Board)	up to 150										
4. Type of Industry Retail Trade Office / Institutional Industrial / Manufacturing Research & Development / Medical	 10 10 20 20										
5. Revitalization of Existing Development	50										
6. Energy Reduction / Conservation Measures 10-20% Increase in Landscaping (above UDO > 20% Increase in Landscaping (above UDO Bioretention Applications LEED Certification	 50 75 75 100										
<table border="1"> <thead> <tr> <th colspan="2">Potential Impervious Allowance</th></tr> </thead> <tbody> <tr> <td>100 - 149 points</td><td>40% imp.</td></tr> <tr> <td>150 - 199 points</td><td>50% imp.</td></tr> <tr> <td>200 - 249 points</td><td>60% imp.</td></tr> <tr> <td>> 249 points</td><td>70% imp.</td></tr> </tbody> </table>		Potential Impervious Allowance		100 - 149 points	40% imp.	150 - 199 points	50% imp.	200 - 249 points	60% imp.	> 249 points	70% imp.
Potential Impervious Allowance											
100 - 149 points	40% imp.										
150 - 199 points	50% imp.										
200 - 249 points	60% imp.										
> 249 points	70% imp.										

The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit. In such cases, allocated acreage or unused allocated acreage shall be returned to the total acreage eligible for allocation.

This application must be filed with the Planning and Zoning Department the first Friday of the month preceding the month of the meeting. The Planning Commission meets the first Wednesday of each month at 6:00pm unless otherwise scheduled.

Signature of Owner

Signature of Agent

Owner's Address

Owner's Telephone

Complete application received ____/____/____

By: _____